

Application ref: 2020/4216/P  
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Date: 2 December 2020

**Development Management**  
Regeneration and Planning  
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Architecture for London

82 Clerkenwell Road,  
London  
EC1M 5RF

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990  
Class AA of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended by SI 2020 No. 755)

The Council, as local planning authority, hereby confirm that their **prior approval is granted** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

### **Address of the proposed development:**

**6 Conybeare  
London  
NW3 3SD**

### **Description of the proposed development:**

Erection of an additional storey 2.4m in height above existing roof level.

### **Details approved by the local planning authority:**

Drawing Nos: GA103; GA122; GA101; GA120; GA123; GA010; GA102; GA121; GA130; Coloured-in Bay Study Rear Elevation & Section; Daylight and sunlight report prepared by CHP Surveyors dated 2nd September 2020; Letter prepared by Savills dated 3rd September 2020; Construction Method Statement prepared by Harris Calnan dated Aug 2020; Design Statement: 6 Conybeare prepared by Architecture for London dated September 2020

### **Informative(s):**

- 1 This written notice indicates that the proposed development would comply with condition AA.3 of Schedule 2 Part 1 Class A of the Town and Country Planning

(General Permitted Development) Order 2015 (as amended by SI 2020 No. 755 ).

- 2 It is a requirement of the above condition AA.3 that the development must be completed within a period of 3 years starting with the date prior approval is granted.
- 3 It is a requirement of the above condition AA.3 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. Such notifications shall be in writing and include (a) the name of the developer, (b) the address of the dwellinghouse, and (c) the date of completion.
- 4 It is a requirement of the above condition AA.3 that before beginning the development, the developer shall provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.
- 5 In accordance with condition AA.2:
  - (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
  - (b) the development shall not include a window in any wall or roof slope forming a side elevation of the dwelling house;
  - (c) the roof pitch of the principal part of the dwellinghouse following the development shall be the same as the roof pitch of the existing dwellinghouse; and
  - (d) following the development, the dwellinghouse shall be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope

Chief Planning Officer

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